



## Flat 3

Rosendale Road | | Dulwich | SE21 8DX

**Offers In Excess Of £250,000**



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Nestled on the desirable Rosendale Road in Dulwich, this charming flat offers a perfect blend of modern living and convenience. The property features a well-appointed open plan kitchen and lounge that invites natural light, creating a bright and airy atmosphere throughout.

The flat comprises one comfortable bedroom and a contemporary bathroom, making it an ideal choice for individuals or couples seeking a stylish urban retreat. The property benefits from a share of freehold, and the seller is in the process of extending the lease to an impressive 995 years, providing peace of mind for future ownership.

One of the standout features of this flat is its excellent location. Residents will enjoy easy access to various transport links, ensuring that commuting around London is both simple and efficient. Additionally, the communal gardens offer a lovely outdoor space for relaxation and socialising, enhancing the overall appeal of this property.

- Bright and airy flat
- Share of Freehold
- Communal gardens access
- Prime Rosendale Road location
- Ideal for first-time buyers
- Modern interior design
- Lease being extended to 995 years
- Excellent transport links
- Close to local amenities
- Viewing highly recommended

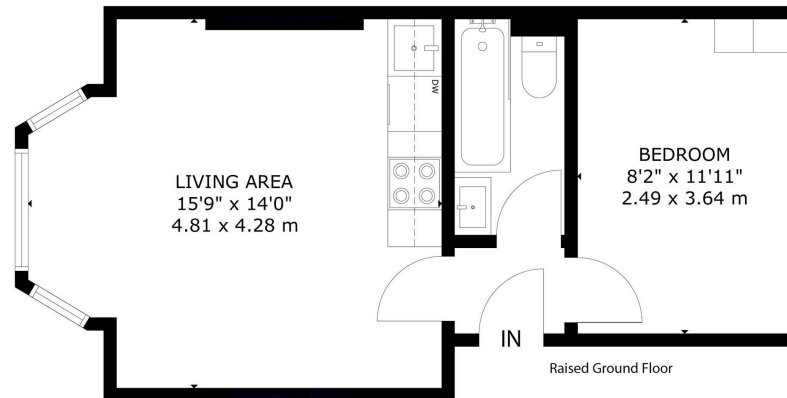


Wykeham Mansions SE21

Gross Internal Area:

33 Sq.meters

360 Sq.feet



Prepared for Moving Inn Estate Agents [www.movinginn.co.uk](http://www.movinginn.co.uk)  
To Let 1 Bedroom Flat Whilst every attempt has been made to ensure the accuracy of this Letting floor plan measurements of doors, windows, rooms & Sq footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 90 day Licence to use this letting plan ©2002/2026. Not to scale. Photography, Drone, Floor Plan, Virtual Tours, Virtual Staging, Video & EPC's by www.steelelondon email: patricia@steelelondon Tel: 07847219401 or Tel: 07913 296114



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band B

EPC Rating C

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